

# Return to Use Initiative

## 2004 Demonstration Project

### Kentwood Landfill:

#### Kentwood, Michigan

**THE SITE:** The Kentwood Landfill covers 72 acres of grassy, sloped land in Kentwood, Kent County, Michigan. The site operated first as an open dump site and later as a municipal landfill. The landfill was capped and closed in 1976, but years of waste collection had already resulted in volatile organic compounds, phenol, and heavy metals contamination in isolated soil areas, as well as in ground water. Remedial actions included re-capping the landfill, constructing a gas venting and leachate collection system, and extracting and treating contaminated ground water.

**THE OPPORTUNITY:** The landfill's large size could support recreational opportunities for the local community, such as a golf driving range, outdoor nature classroom, or walking and biking trails.

**THE BARRIER:** The Kentwood Landfill site's Record of Decision (ROD) calls for institutional controls in the form of "temporary and/or permanent fences" to control site access and "deed restrictions to regulate the development of the Kentwood Landfill property." The overlapping institutional controls (ICs) put into place by the City of Kentwood, however, prohibit any and all human activity on the site.

**THE SOLUTION:** Reuse of the Kentwood Landfill can only occur if the institutional controls recorded with the deed are revised to allow human access while remaining protective of human health, the environment, and the remedy. In light of this, the City of Kentwood and Kent County have drafted new land use restrictions that allow for appropriate recreational use of the site. EPA is involved in this process to ensure that the new restrictions will adequately protect human health and the environment.

**RECREATIONAL REUSE PLANNING:** The City of Kentwood and Kent County are investigating reuse opportunities for the site and are coordinating with EPA during this process. One potential reuse option is a golf driving range. The city has commissioned a preliminary design and hopes to develop a business plan to determine the financial viability of constructing a driving range. EPA Region 5 will support any appropriate reuse of the landfill, as long as the integrity of the remedy is not compromised and there is no risk to human health and the environment.

**FOR MORE INFORMATION, CONTACT:** Tom Bloom, Region 5 Superfund Redevelopment Coordinator, at (312) 886-1967 or [bloom.thomas@epa.gov](mailto:bloom.thomas@epa.gov).



#### **Barriers:**

Institutional controls impeding reuse

#### **Solution:**

EPA and local officials work together to update land use restrictions; ongoing communication between EPA and local officials



#### **Before:**

Cleaned up landfill; 72 acres of vacant, grassy, sloped land

#### **After:**

Recreational opportunities for the local community